131.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,711,200 /	1,711,200
					USE VALUE:	1,711,200 /	1,711,200
					ASSESSED:	1,711,200 /	1,711,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEL DANIEL DAVID
Owner 2:	FRIEL LOUISE MESSIQUA
Owner 3:	
Street 1:	72 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC NIFF ALFRED J JR-MAURA C -
Owner 2:	-
Street 1:	72 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 17,480 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1897, having primarily Clapboard Exterior and 4182 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	17480.000	855,200	6,000	850,000	1,711,200
Total Card	0.401	855,200	6,000	850,000	1,711,200
Total Parcel	0.401	855,200	6,000	850,000	1,711,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.23 | /Parcel: 409.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 84312

GIS Ref

GIS Ref

Insp Date 12/02/18

!10240!

PREVIOUS ASSESSMENT

Parcel ID 131.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	854,700	6000	17,480.	850,000	1,710,700	1,710,700	Year End Roll	12/18/2019
2019	101	FV	639,000	6000	17,480.	897,200	1,542,200	1,542,200	Year End Roll	1/3/2019
2018	101	FV	639,000	6000	17,480.	661,100	1,306,100	1,306,100	Year End Roll	12/20/2017
2017	101	FV	639,000	6000	17,480.	632,700	1,277,700	1,277,700	Year End Roll	1/3/2017
2016	101	FV	639,000	6000	17,480.	585,500	1,230,500	1,230,500	Year End	1/4/2016
2015	101	FV	603,800	6000	17,480.	491,100	1,100,900	1,100,900	Year End Roll	12/11/2014
2014	101	FV	603,800	6000	17,480.	479,800	1,089,600	1,089,600	Year End Roll	12/16/2013
2013	101	FV	603,800	6000	17,480.	457,100	1,066,900	1,066,900		12/13/2012

PRINT

Date	Time
12/11/20	00:34:12

LAST REV

Date	Time
11/19/20	14:19:31

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NIFF ALFRED	74436-141	1	4/8/2020		1,855,000	No	No		
	16327-312		8/1/1985		24,687	No	No		A

USER DEFINED

Prior Id # 1:	84312
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2020	1020	Redo Bat	18,000	C				
2/27/2017	203	Re-Roof	7,340	C				
1/25/2012	94	Add Bath	32,500	C				CONVERT OFFICE TO
7/14/1993	355		30,000					ADD WDK PATIO WALL

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2020	SQ Returned	MM	Mary M
12/2/2018	MEAS&NOTICE	HS	Hanne S
6/13/2012	Info Fm Prmt	BR	B Rossignol
11/22/2008	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing N/C		
12/8/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	243	PATRIOT
7/29/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17480		Sq. Ft.	Site		0	90.	0.54	10									849,968						850,000	

Total AC/HA: 0.40129 | Total SF/SM: 17480 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 849,968 | Spl Credit | Total: 850,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1897	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.90110600
Const Adj.:	1.03710616
Adj $ / SQ:	121.491
Other Features:	136000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1050665
Depreciation:	195424
Depreciated Total:	855241

COMMENTS

OF=2ND SINK IN FBTH & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	M
Totals			
1	12	5	

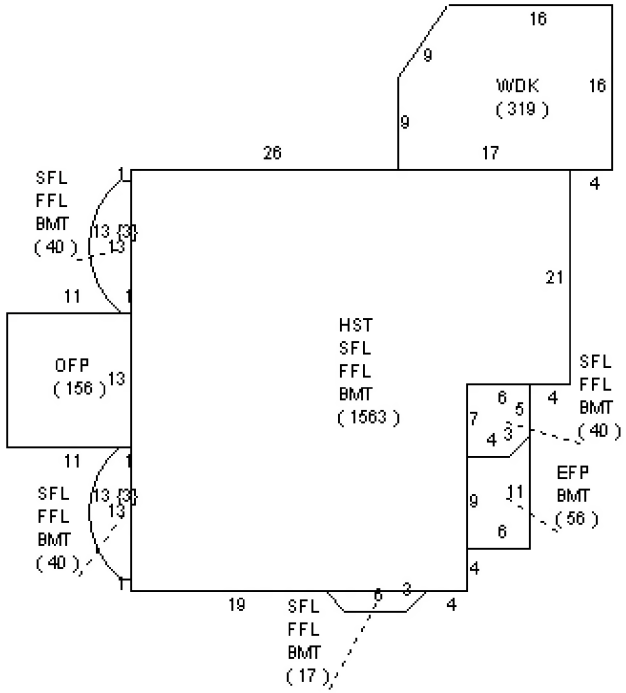
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	177.38
Special Features:	0	Val/Su Net:	132.20
Final Total:	855200	Val/Su SzAd	204.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,756	36.450	64,001
FFL	First Floor	1,700	121.490	206,534
SFL	Second Floor	1,700	121.490	206,534
HST	Half Story	782	121.490	94,945
WDK	Deck	319	9.470	3,022
OFP	Open Porch	156	28.080	4,381
EFP	Enclos Porch	56	75.290	4,216
	Net Sketched Area:	6,469	Total:	583,633
Size Ad	4181.5	Gross Are	7250	FinArea 4182

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

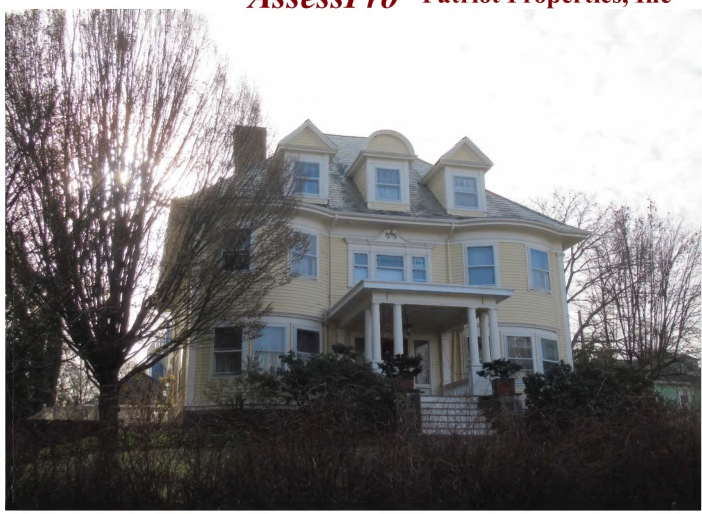
SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X23	A	AV	1920	21.04	T	40	101			5,200			5,200
19	Patio	D	Y	1	18X26	A	AV	1960	3.05	T	40.8	101			800			800

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000

IMAGE

AssessPro Patriot Properties, Inc